

VISION OPEN HOUSE

Bremerton Eastside Employment Center

Tonight's Agenda

5:00 p.m. Opening Remarks

5:15 p.m. Presentation + Brief Q and A

5:30 p.m. Interactive Session/Open House

7:00 p.m. Meeting Ends



Purpose of Vision Open House

August 13, 2019



- Share information on how this area is changing.
- Gather input on your dreams and desires for the future.
- Recruit stakeholders for advisory group.

Study Area

August 13, 2019



Area: ~80 acres

Current Uses:

Medical, commercial, housing (seniors, multifamily, single family), recreation

Surroundings:

Residential, retail, open space

Changes:

Area has evolved and will again with relocation of hospital

Timeline, Phases, + Milestones

June 2019–Sept 2019

**Market Analysis
Vision Development
EIS Scoping**

The subarea plan and market analysis are currently underway. During summer and fall 2019 the City will gather community input on a vision.

Sept 2019–Jan 2020

**Draft Subarea Plan
Draft EIS**

In early 2020, the City will develop the subarea plan and ask for public input on a preferred alternative. The EIS process will be closely integrated with the subarea plan and will help streamline permitting for future projects.

Feb 2020–June 2020

**Preferred Alternative
Final Plan
Final EIS**

Completion is expected by June 2020.

Study Area Changes – Old and New



1911-1961: In the Beginning

After the City of Bremerton Hospital was formed in 1911, Angie Harrison was among the community volunteers who stepped in to help support sick wards when the region was hit by the influenza epidemic in 1918. In 1961, a citizen campaign was launched that raised over \$600,000 toward the cost of construction and equipment for a new hospital.



1965: Harrison Memorial Hospital Opens

Originally the City of Bremerton Hospital, Harrison Medical Center has evolved over the years. Community efforts were involved at various points to draw and sustain the hospital. Franciscan Health System acquired Harrison Medical Center in 2013.

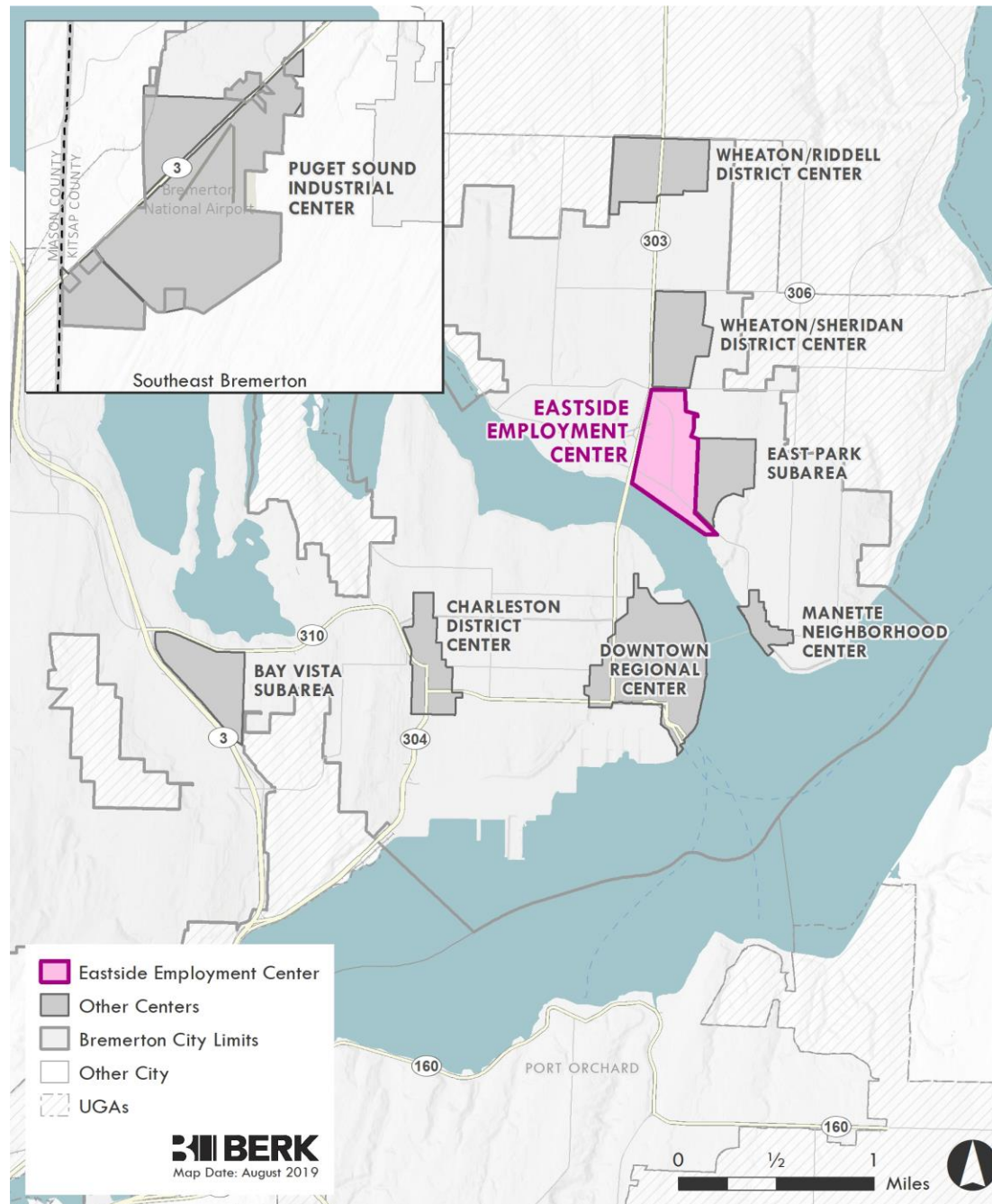


Today: Subarea Plan and EIS

The City desires to ensure that the Eastside Employment Center remains an economically vital center with both jobs and housing. The subarea plan and related regulations and incentives will ensure a smooth transition for both Harrison and for the Bremerton community in the short term, and economic revitalization in the longer term.

Citywide Context

August 13, 2019



- The EEC is a Center:
 - Five types of centers are focus of growth in the Comprehensive Plan.
 - The Study Area is an Employment Center.

People & Jobs

	2018 Value	% of city
Population	451	1%
Households	260	1.6%
Jobs	2,851	9%

Source: PSRC 2018, ESD Covered Employment 2018
Excludes self-employed, proprietors and corporate officers, military personnel, and railroad workers.



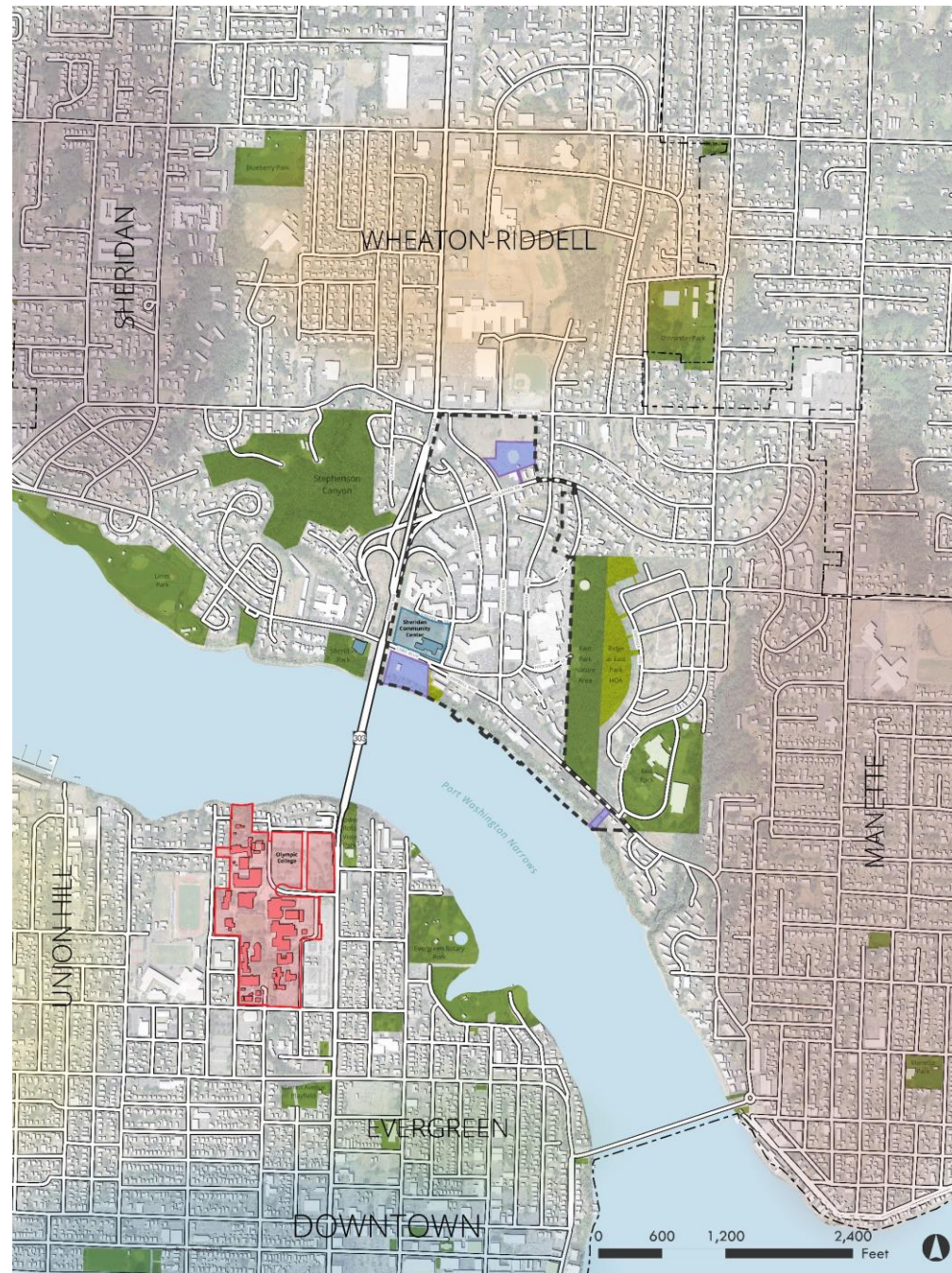
- EEC population equals ~1% of the city's total
- Jobs make up 9% of the city's total
- Most jobs are in services, e.g. health

Capacity under current zoning (estimate in 2015):

- Housing capacity is ~360 added dwellings
- Employment capacity ~1,000 added jobs

Assets & Connections

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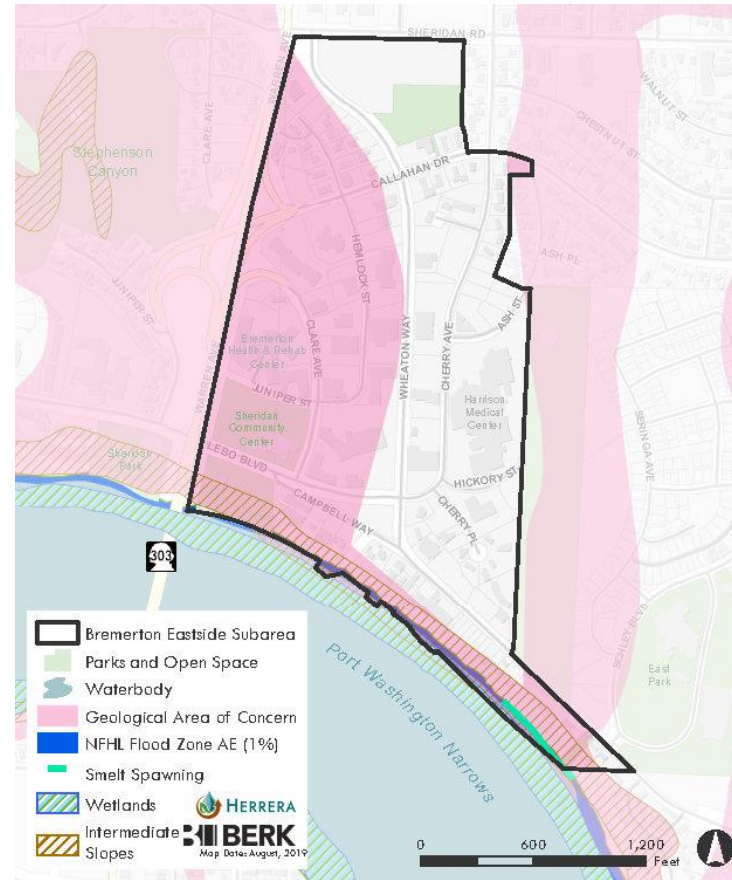


Contains community center.

Adjacent to parks and open spaces.

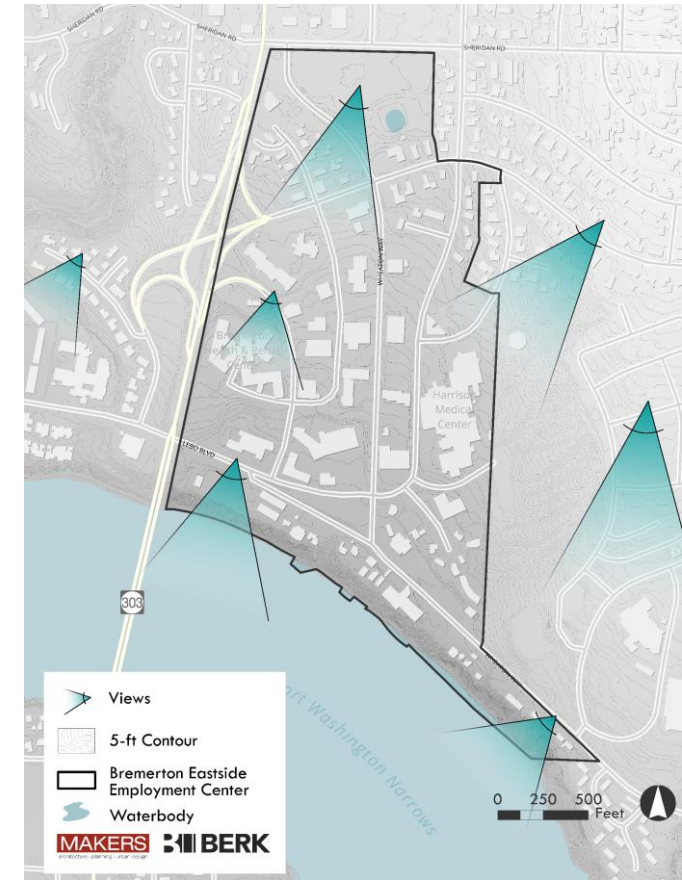
Olympic College is also nearby.

Assets & Connections: Natural Feature and Views



Critical Areas

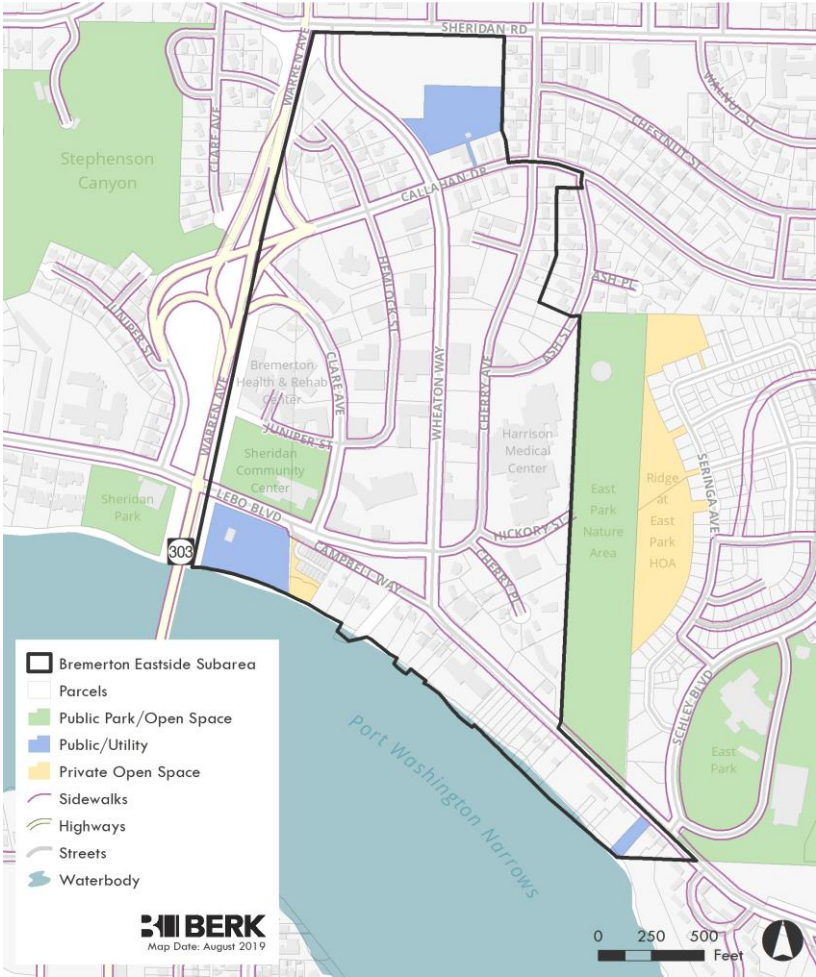
Mapped geologic areas of concern, shoreline habitat



Views

Views of territory and water

Assets + Connections: Parks, Open Space



- Sheridan Community Center in study area
- East Park Nature Area (Madrona Trails) most prominent abutting park to east

Study Area and Vicinity
Public Park and Open Space

Park Name	Acres
East Park	3.4
Sheridan Park	0.8
Sheridan Park Community Center*	3.7
East Park Nature Area / Madrona Trails	15.4
Total	23.3

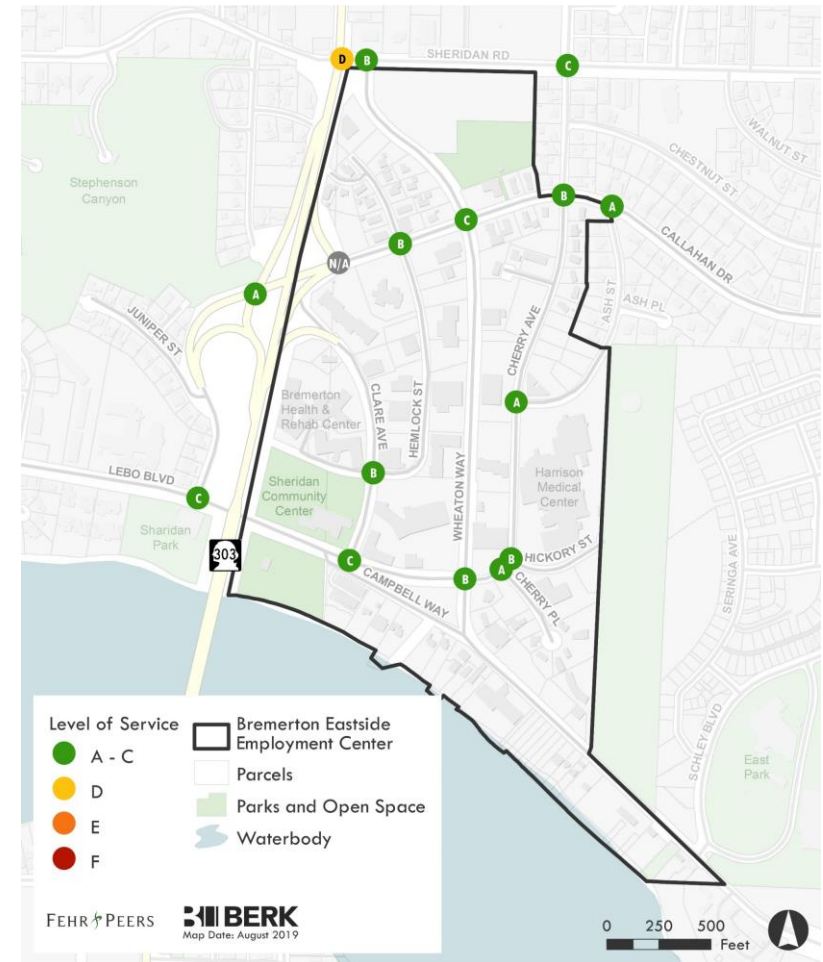
* = Park within the study area.

Existing Parks and Open Space

Assets + Connections: Transportation



Roadway Classification

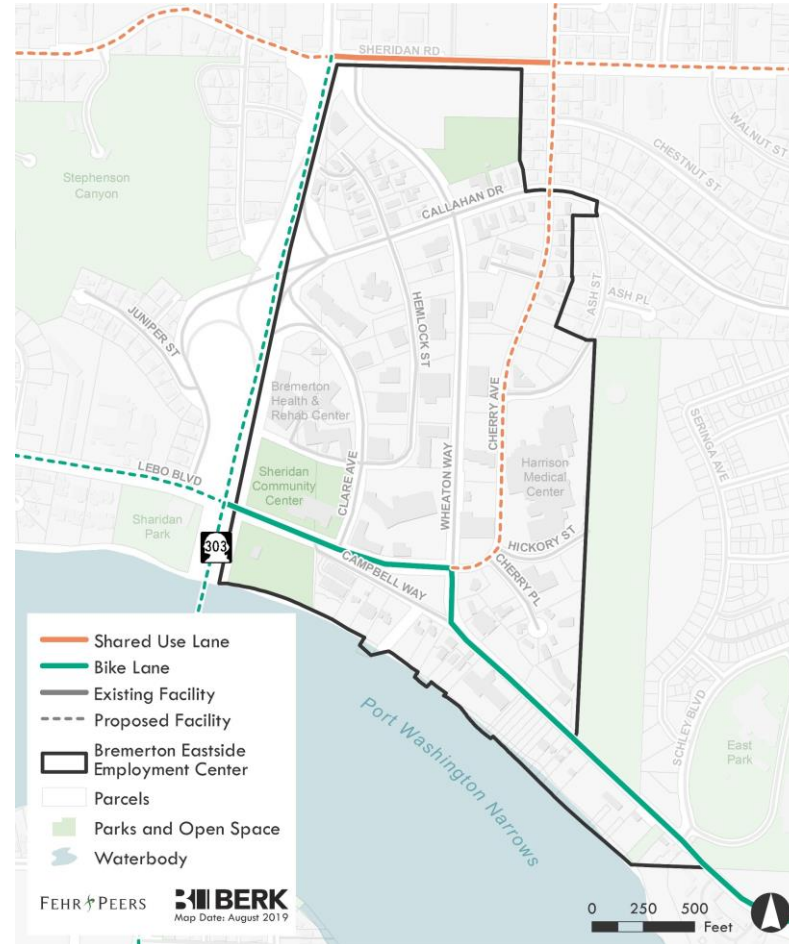


Current Intersection Level of Service PM Peak Hour

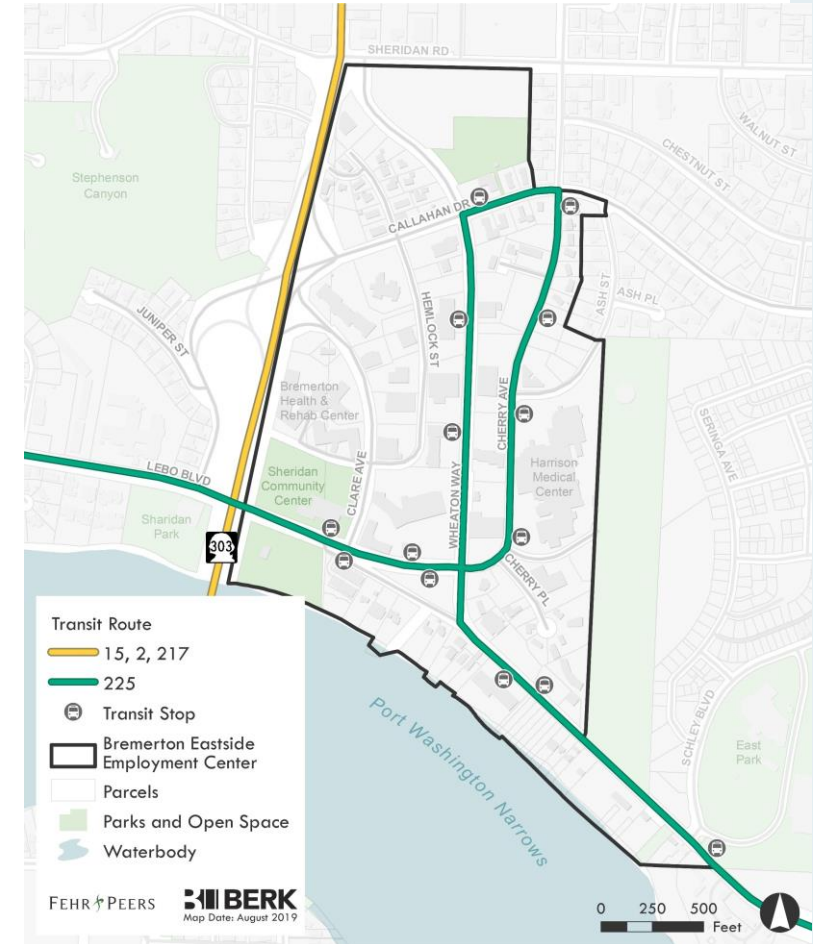
Assets + Connections: Walking, Biking, Transit



Existing Pedestrian Facilities

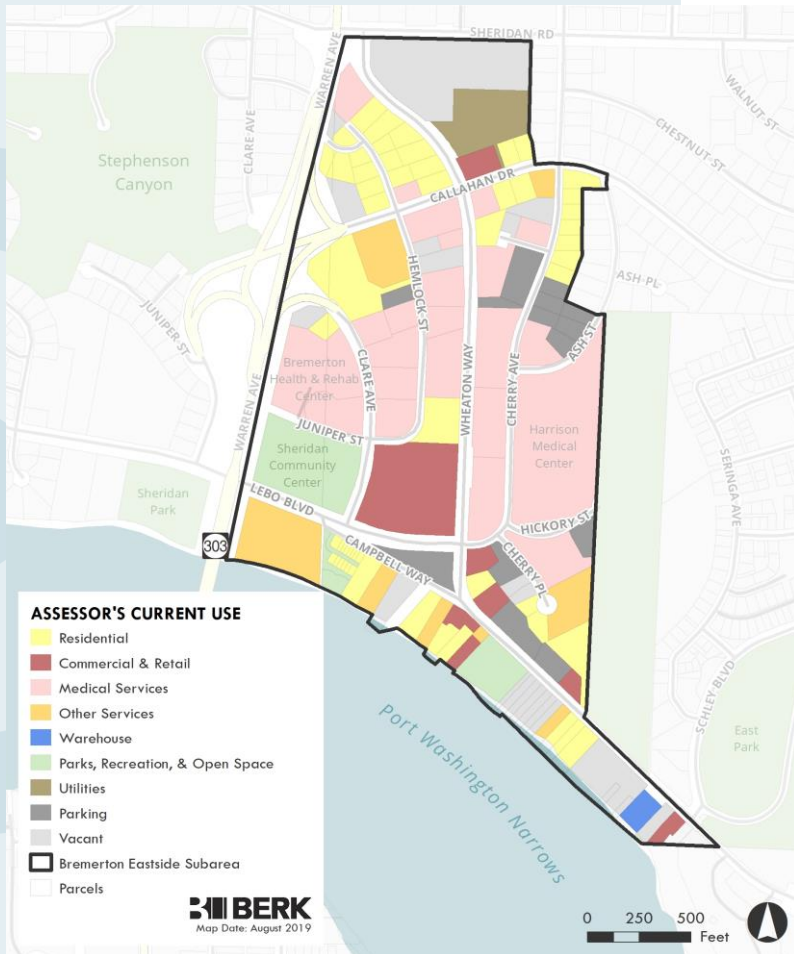


Existing Bicycle Facilities

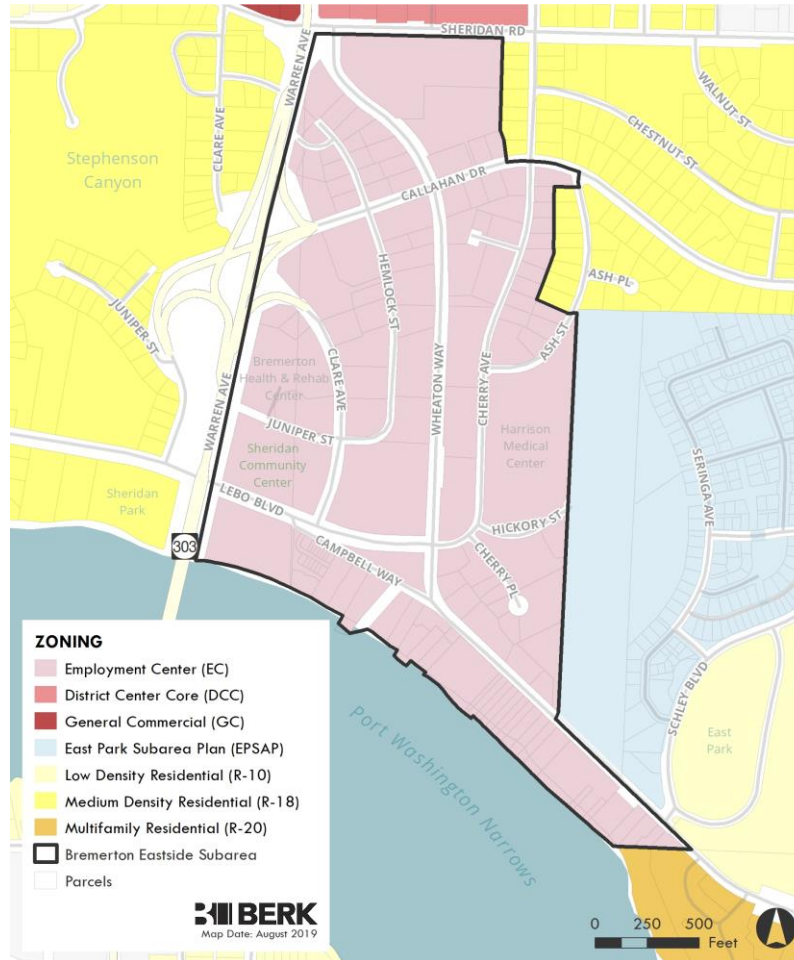


Existing Transit Service

Existing Land Use Patterns + Regulations



Existing Land Use

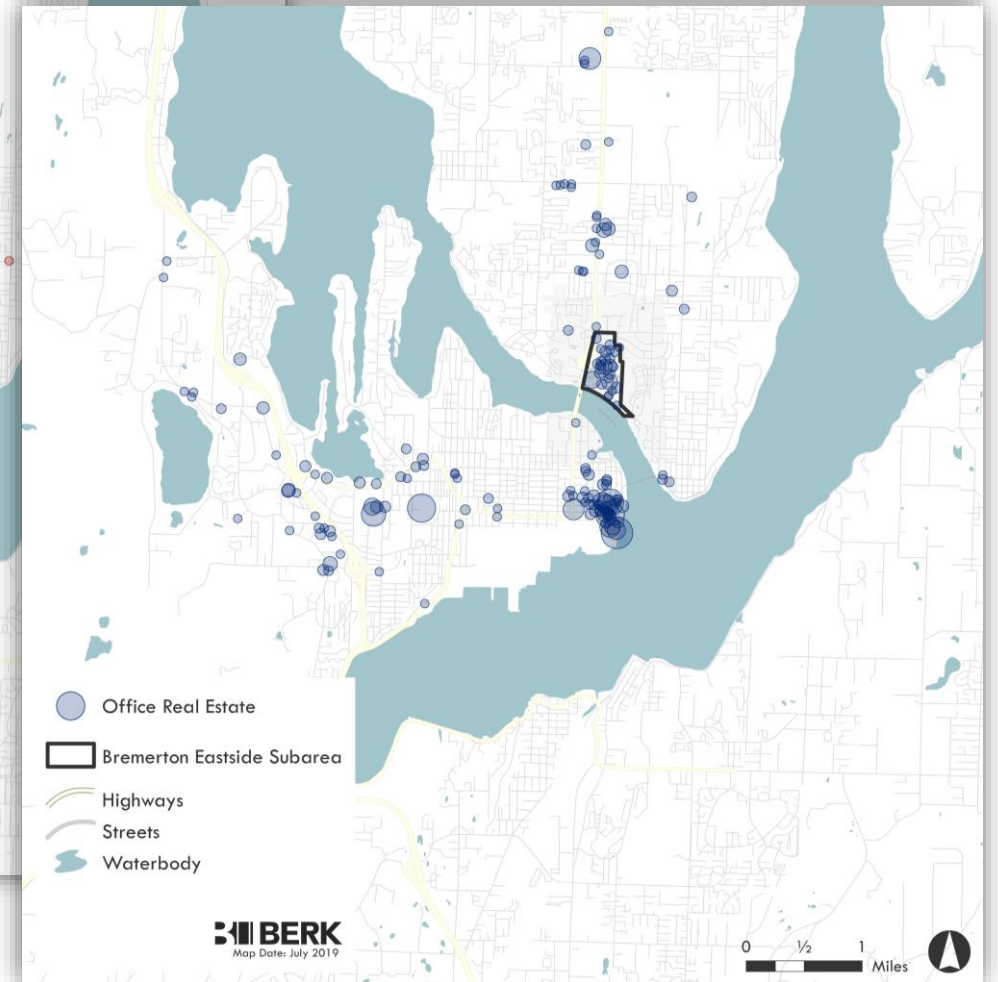
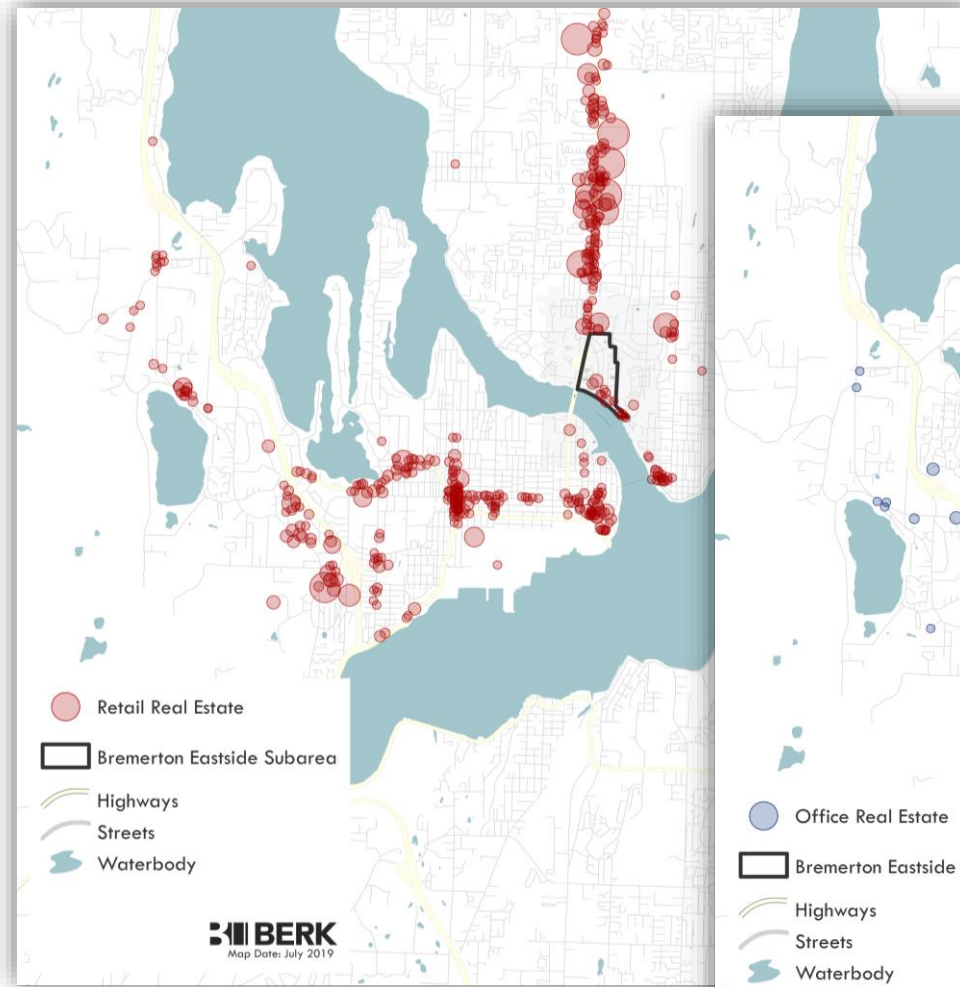


Existing Zoning

- Area is employment focused – currently and in City plans
- Some residential uses
- Vacant land along shoreline

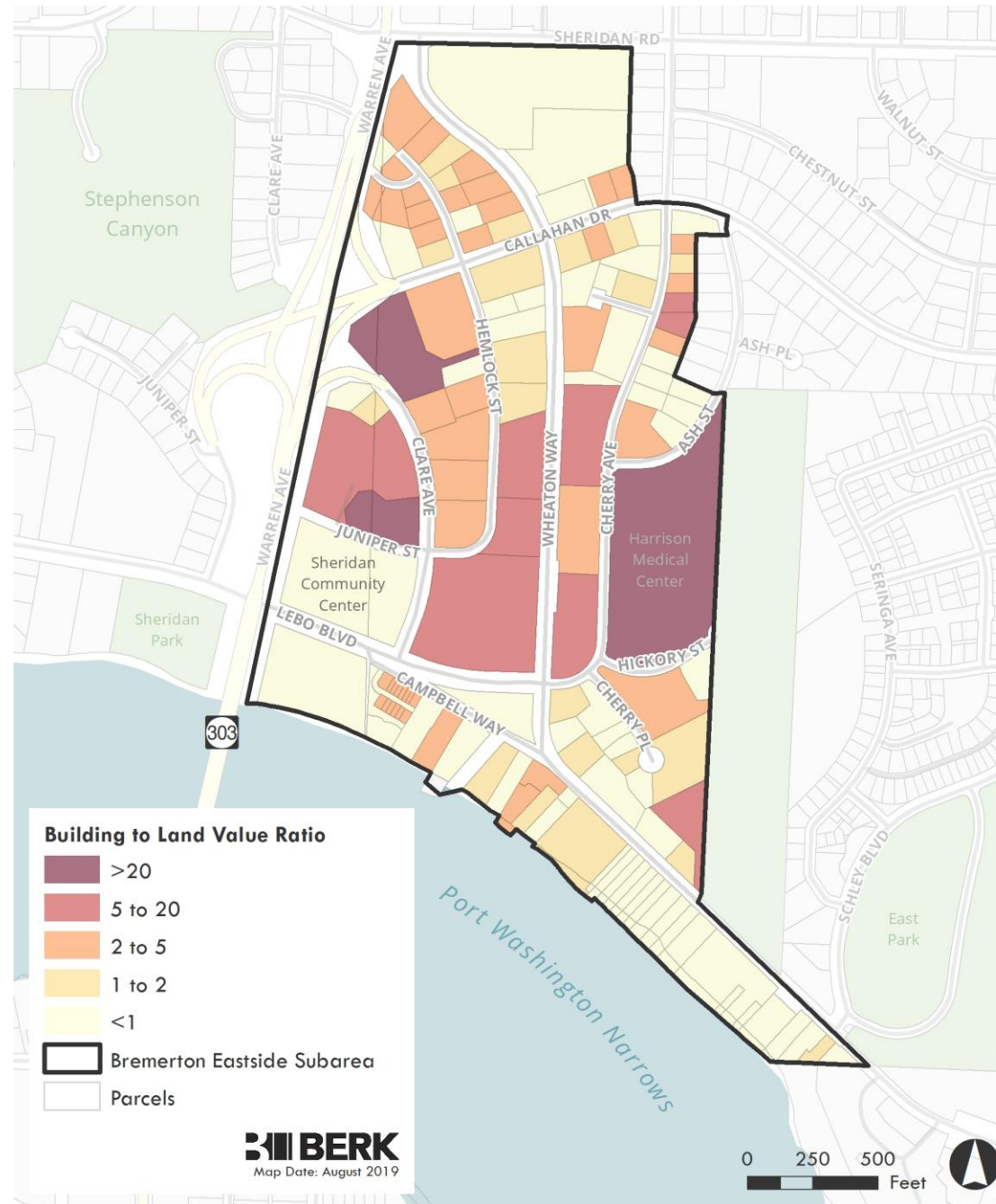
Market Analysis

- Examination of market conditions for:
 - ▣ Office commercial
 - ▣ Retail commercial
 - ▣ Hotel / hospitality
- Options
 - ▣ Hospital redevelopment – employment campus
 - ▣ Institutional uses
 - ▣ Mixed uses
- Broader strategies
 - ▣ Vision/Story
 - ▣ Link Efforts
 - ▣ Incentives
 - ▣ Infrastructure



Potential Opportunity Sites

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This map shows the building to land value ratio of parcels within the Study Area. Parcels where the building to land value ratio is low may be more likely to redevelop.

This is an imperfect measure since other factors play into which sites are truly ripe for redevelopment.

Which of these parcels do you see as opportunity sites or areas expected to be the focus of change and revitalization over the next 20+ years?

Vision

What's your vision for the EEC?

- Jobs
- Housing/residents
- Retail
- Grocery
- Walkable
- Bikeable
- Parks
- Open space

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Visions for a Thriving Future



Corporate Campus



Mixed-use Housing Focus



Intergenerational Hub



Interactive Session and Open House

August 13, 2019

- **Share your ideas!**

- **Changes**, old and new – where were you? Where do you want to be?
- **Assets & Connections** – What does the EEC offer? How do you interact with the EEC?
- **Vision** – what's yours for the EEC?

- **Advisory Group Recruitment**

- Apply to be an advisory group member!



Next Steps

- City forms Advisory Group
- Advisory Group Kickoff Meeting in September
- Environmental Impact Statement Scoping



Contact Info

Want to learn more or have follow up questions?

Please email or call **Allison Satter** at the City of Bremerton, Community Development Department.

- **P: 360-473-5845**
- **E: Allison.Satter@ci.bremerton.wa.us**